



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	SUP #2017-0108
Approved by Planning and Zoning:	October 10, 2017
Permission is hereby granted to:	Greg Ramsey
to use the premises located at:	416 Hume Street
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

October 10, 2017
Date

Karl Moritz / AD
Karl Moritz, Director
Department of Planning and Zoning

DATE: October 10, 2017

TO: Alex Dambach, Division Chief
Department of Planning and Zoning

FROM: Madeleine Sims, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2017-0108
Administrative Review for Change of Ownership
Site Use: Light Automobile Repair
Applicant: Greg Ramsey
Location: 416 Hume Avenue
Zone: CSL / Commercial Service Low

Request

Special Use Permit #2017-0108 is a request to change ownership of an existing automotive repair shop from, Emo Bekhet (Uncle Sam Corporation) to Greg Ramsey. The applicant proposes to offer mechanical work, lubrication, and other light auto repair services at this location. No body work, spray painting, or tire retreading or recapping services are proposed. The applicant anticipates serving one to two customers daily, and would operate with two employees. The hours of operation will be 9 a.m. to 5 p.m., Monday through Saturday.

Background

In 2007 SUP #2007-0024 was approved for a non-complying general automotive repair business, however the work was restricted to mechanical repairs only, meaning that no body work, fender work, tire retreading, or spray painting could occur at this location. Light auto repair, per Section 2-116 of the Zoning Ordinance, includes mechanical work (such as transmission and engine repair and replacement), lubrication, brakes, muffler work and upholstery. The non-complying status is extinguished and the use comes into compliance with the CSL zone, which allows a Light Auto Repair use with a Special Use Permit. A change of ownership can be done administratively, and staff has determined that a change of ownership is appropriate with the deintensification of the use and limitations placed on the formerly approved use

Parking

Section 8-200 (A) (17) requires one parking space for every 400 square feet of floor area. The proposed use would occupy approximately 2000 square feet of floor area, and would need to provide 5 spaces. The applicant can provide parking for one vehicle inside the building and no more than four vehicles are permitted to be parked outside the building at any time, required by Condition #2.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the

site. In addition, the Del Ray Civic Association was sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

Staff Action

Staff does not object to the change of ownership request. Automobile repair has existed continuously since the approval of SUP #1634 in 1984, and as such staff does not anticipate any new or intensified impacts arising from a change of ownership. The applicant has operated a similar operation at 420 Hume Avenue. Previous conditions have been carried forward. Conditions have been updated or added to reflect current language regarding storage of materials (Condition #7), odor (Condition #13), and trash (Condition #11). Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: October 10, 2017
Action: Approve



Alex Dambach, Division Chief

- Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2017-0108

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. That the permit be granted to the applicant or to any corporation in which the applicant has a controlling interest. (P&Z) (T&ES) (SUP#1634)
2. **CONDITION AMENDED BY STAFF:** That no more than four (4) vehicles be parked ~~or stored~~ outside at any time. (T&ES) (Code) (P&Z) (~~SUP#1634~~)
3. That no repair work shall be done outside. (P&Z) (T&ES) (SUP#1634)
4. **CONDITION DELETED:** ~~That repair work done on the premises be restricted to mechanical repairs—no body and fender work and no spray painting on the premises. (P&Z) (Code) (T&ES) (SUP#1634)~~
5. That the hours of operation be restricted to between 9:00a.m. and 5:00p.m., Monday-Saturday. (P&Z) (T&ES) (SUP#1634)
6. That no junked, abandoned, stripped vehicles be parked or stored outside. (P&Z) (T&ES) (SUP#1634)
7. That no vehicle parts, tires, or other materials be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (T&ES) (P&Z) (SUP#1634)
8. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (T&ES) (SUP#1634)
9. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~That the wooden floor in the building be replaced with no combustible material. (Code)(SUP#1634)~~
10. That there be no storage of flammable or combustible liquids in excess of five (5) gallons. (Code) (SUP#1634)
11. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP#2007-0024)

12. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703.746.4025 703-519-3400 ext. 166. (T&ES) (~~SUP#2007-0024~~)
13. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP#2007-0024)
14. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP#2007-0024)
15. **CONDITION DELETED BY STAFF:** ~~The application of paints or coatings shall be prohibited at the site. (T&ES) (SUP#2007-0024)~~
16. The applicant shall conduct employee training on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP#2007-0024)
17. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z) (SUP#2007-0024)
18. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. This is to be completed prior to opening for business. (Police) (SUP#2007-0024)~~
19. **CONDITION ADDED BY STAFF:** Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
20. **CONDITION ADDED BY STAFF:** No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z)
21. **CONDITION ADDED BY STAFF:** No vehicles, including car carriers, shall be parked, stored, loaded, or unloaded in the public right-of-way. (P&Z)
22. **CONDITION ADDED BY STAFF:** The applicant shall not use residential side streets for test-driving or diagnosing needed vehicle repairs. The applicant may use major arterials such as Route 1 for test-driving regardless of the uses located along those streets. (P&Z)

23. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (P&Z)
24. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z)
25. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (P&Z)
26. **CONDITION ADDED BY STAFF:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (October 2022) to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. (P&Z)
27. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2017-0108. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the light auto repair business at 416 Hume Avenue.


Applicant - Signature


Date


Applicant - Printed


Date